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ONLINE INFORMATION

www.snohomishcountywa.gov/1190



This Assistance Bulletin only applies to property within unincorporated Snohomish County and does not apply to property within incorporated city limits.

Airport Compatibility Area Requirements

Assistance Bulletin

106

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Introduction

The purpose of this bulletin is to provide information concerning proposed development within airport compatibility areas in Snohomish County.

Airport Compatibility Area Defined

As defined in Title 30 of the Snohomish County Code (SCC), an airport compatibility area (ACA) is “an area adjacent to a public use airport where land uses that are incompatible with airport operations are discouraged.”

Location of Airport Compatibility Areas

The ACAs are located around the six airports in Snohomish County that currently meet the definition of “public use airport” in Title 30 SCC. Those airports are:

- Arlington Municipal Airport
- Darrington Municipal Airport
- First Air Field (located in Monroe)
- Harvey Field (located outside Snohomish)
- Paine Field (located outside Everett/Mukilteo)
- Sky Harbor Airport (located in Sultan)

The best way to verify if your property or proposal is located within an ACA is to ask one of our permit staff. You may also view a map of the airport compatibility areas online at:

ftp://ftp.snoco.org/Planning_and_Development_Services/Airport%20Compatibility/AirComp_DataDriven_Enriched_CW.pdf

Applicability of Airport Compatibility Area Requirements

Properties located within an ACA in unincorporated Snohomish County are subject to the county’s airport compatibility requirements, contained in [Chapter 30.32E SCC](#). If your property is located within an ACA, permits or approvals for the following types of development may need to comply with the county’s airport compatibility requirements:

- Permits for structures over 30 feet high
- Approvals for certain types of land uses permits (identified in [SCC 30.32E.070](#))
- Approvals for subdivisions, planned residential developments and development in Urban Centers

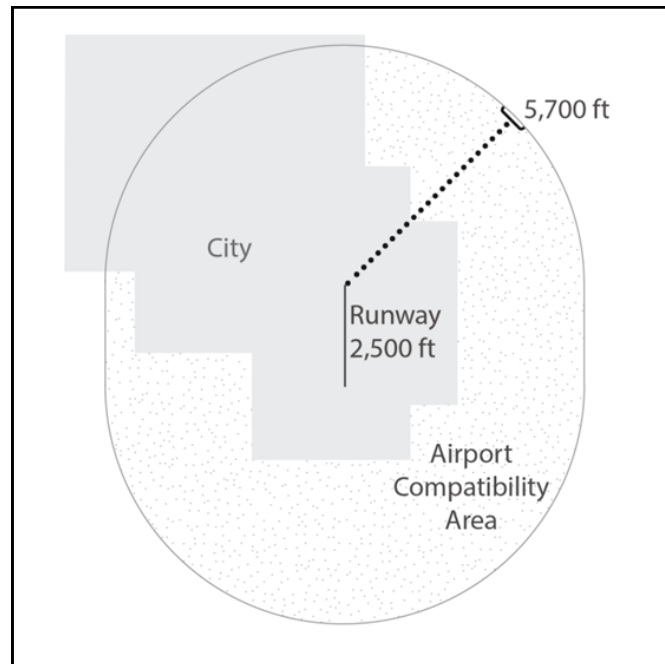
This bulletin is intended only as an information guide. The information may not be complete and is subject to change. For complete legal information, refer to Snohomish County Code.

Size of Airport Compatibility Areas

The airport compatibility areas vary in size, depending on the length of the runways at each airport. Large runways have larger airport compatibility areas than smaller runways. [SCC 30.91A.126](#) states that the ACAs extend outward the following distances from each runway:

- 5,700 feet of a runway for runways less than 3,000 feet in length
- 7,200 feet of a runway for runways from 3,000 to 5,000 feet in length
- 10,200 feet of a runway for runways over 5,000 feet in length

Here is an illustration of how ACAs are identified:



Exemptions to Airport Compatibility Area Requirements

Certain development activities, as listed in [SCC 30.32E.030](#), are exempt from the county's airport compatibility regulations:

- Navigation facilities or devices approved by the FAA
- Development on the airport property that is included in the official airport layout plan
- Development that meets the definition of "aeronautical activities" in [SCC 30.91A.087](#)
- A small number of minor development activities, as approved by the director

Height Review Regulations within ACA

The county's airport compatibility regulations include requirements for a height review process that incorporates the height review regulations of the Federal Aviation Administration (FAA). The county's height review requirements are located in [SCC 30.32E.060](#).

Applicability of Height Review

The county's height review requirements apply to any new structures or additions to structures over 30 feet in height and located within an ACA, except those listed as exempt in [SCC 30.32E.030](#). The height review requirements apply to structures that are normally exempt from the county's height limits by [SCC 30.23.050](#). If you are seeking a permit for a structure that is under 30 feet tall, the county's requirements for height review do not apply to you; however, you would still need to comply with the federal regulations described below.

Federal Requirements for Height Review

Federal aviation regulations in [14 CFR Part 77](#) contain certain height review requirements for the construction or alteration of structures. If the structure you would like to build falls within the notification requirements outlined in 14 CFR Part 77, you are required by federal law to file an [FAA Form 7460-1](#) with the FAA. The FAA has an online [Notice Criteria Tool](#) to assist you in determining whether you are required by federal law to submit the FAA Form 7460-1.

County Requirements for Height Review

Applicants seeking a permit from the county for a structure over a height of 30 feet within an ACA must provide documentation to the county that they have met the county's requirements for height review before a permit will be issued. In order to meet the county's requirements for height review, you must provide documentation of one of the following, per [SCC 30.32E.060\(2\)](#):

- (a) You are not required by federal law to provide notice to the FAA by submitting an FAA Form 7460-1; or
- (b) You submitted an FAA Form 7460-1, and the FAA has issued a determination that the height of the proposed structure would not create an obstruction; or
- (c) You submitted an FAA Form 7460-1, and the FAA has conducted an aeronautical study of the proposed structure and issued a determination that the structure would create an obstruction but would not create a hazard to the navigable airspace of the airport or impede operations of the airport.

If the FAA determination includes recommendations or conditions to mitigate impacts:

- you must incorporate the FAA recommendations
- the airport manager will be able to recommend additional mitigation
- you must incorporate any applicable recommendations submitted by the airport manager

FAA Notice Criteria Tool

An applicant submitting a building permit application to the county for a structure over a height of 30 feet within an ACA is required to include the results of the FAA's online [Notice Criteria Tool](#) as part of their submittal package. See detailed instructions on how to fill out the Notice Criteria Tool in the appendix of this assistance bulletin, or contact one of the PDS front counter staff. There are two possible results from the FAA's Notice Criteria Tool.

- Result #1: "You do not exceed Notice Criteria"
What it means: You are not required by federal law to provide notice to the FAA by submitting a Form 7460-1. Your application meets the requirements of [SCC 30.32E.060\(2\)\(a\)](#). You must submit a copy of your results from the Notice Criteria Tool to the county, but your project will need no further height review.
- Result #2: "You exceed the Notice Criteria. The FAA Requests that you file."
What it means: The location and/or height of your proposed structure has triggered FAA Review. You must 1) submit a copy of your results from the Notice Criteria Tool to the county, and 2) fill out the [FAA Form 7460-1](#) and submit it to the FAA. The county will not issue your permit until you meet the requirements of either [SCC 30.32E.060\(2\)\(b\)](#) or (c).

Special Compatibility Review within ACA

Special review requirements apply to only a few types of development that have the most potential to be incompatible with airport operations if located within an ACA. Those types of development are listed in [SCC 30.32E.070](#).

Types of land uses listed in [SCC 30.32E.070\(1\)](#):

- Amusement Facilities, if over 5,000 square feet
- Church
- Day Care Center
- Health & Social Service Facilities, Level II, if over 5,000 square feet
- Motocross Racetrack
- Racetrack
- Rendering of Fat, Tallow, or Lard
- Sanitary Landfill
- School, K-12, & Preschool
- Stockyard or Slaughter House
- Utility Facility, Electromagnetic Transmission, and Receiving Facility

Types of development listed in [SCC 30.32E.070\(2\)](#):

- Development in Urban Centers
- Subdivisions
- Planned residential developments

If your proposed development is not of a type listed above, or is not located within an ACA, there may be other regulations related to airport compatibility that apply to your property; however, you will not need to go through the special compatibility review described below.

Requirements for Land Use Permit

The types of land uses listed above are required to obtain a Conditional Use Permit if they are located in the ACA and are permitted or administrative conditional uses within the underlying zone. Read more about Conditional Use Permits in [Assistance Bulletin #39](#). This requirement does not apply to proposed expansions of existing uses and facilities, if that use meets the requirements of [SCC 30.32E.040](#). In addition, the application is subject to the special compatibility review process, described below.

Requirements for Special Compatibility Review

Approvals for the types of land uses and development listed above, and also listed in SCC 30.32E.070(1) and (2), must meet the requirements within [SCC 30.32E.070\(3\)](#) if located within an ACA. Those requirements are related to:

- application submittal materials
- the location of new structures
- storage of explosives, hazardous waste, fuel, gas or petroleum, or other hazardous materials
- the average density of occupied structures or areas

Certain requirements, shown above, may apply to properties located under Approach Surfaces or Transitional Surfaces or within Runway Protection Zones, as defined by the FAA. Contact PDS staff for more information on county regulations within these areas. Visit the WSDOT Aviation Division website at <http://www.wsdot.wa.gov/aviation/LandUseCompatibilityOverview.htm> for information on FAA definitions and federal regulations.

Applicants subject to the special compatibility review requirements in [SCC 30.32E.070](#) are encouraged to schedule a pre-application meeting to discuss standards. Information on pre-application meetings can be found in [SCC 30.70.020](#). Additional materials, including instructions and a meeting request form, can be found in a Land Use Pre-Application Meeting packet, available online at: www.snohomishcountywa.gov/documentcenter/view/9058.

Hearing Examiner Conditions

Applications for the types of development identified in SCC 30.32E.070(1) and (2) within an ACA shall only be approved if the hearing examiner finds the proposal will not require a change in airport operations or flight patterns. See [SCC 30.32E.070\(4\)](#) for a list of possible adverse impacts to airport operations.

Frequently Asked Questions

Q: How does the county measure the height of structures?

A: In most instances, the county measures building height based on the standards in [Chapter 30.23 SCC](#), as described in [Assistance Bulletin #58](#). For the height review process within the ACA, height is measured as the vertical distance from the average final grade to the highest point of any proposed structure including antennas. The main difference between these two methods of measuring height is the consideration of antennas and other rooftop structures for ACA height review.

Q: Are there any other airport compatibility regulations that may apply?

A: Yes. In addition to the requirements outlined in this bulletin for properties that are located within ACAs, most types of development within ACAs are also subject to the disclosure notice requirements within [SCC 30.32E.080](#).

County Code Online

Snohomish County Code Chapter 30.32E contains the county's airport compatibility requirements.

Access Chapter 30.32E SCC directly at:

www.codepublishing.com/wa/snohomishcounty/?snohomishcounty30/SnohomishCounty3032E.html

OR

- Visit www.snoco.org
- On the navigation menu at the top of the page, hover over "Your Government" until a drop down menu appears
- Click on "County Code" on the bottom left of the drop down menu
- On the left-hand menu of the County Code page, scroll down and click on: "Title 30 Unified Development Code"
- On the Title 30 page, scroll down and click on: "30.32E" for Airport Compatibility chapter

Additional Resources

Applicants for development near airports are encouraged to work cooperatively with airport staff and refer to FAA and Washington State Department of Transportation guidance related to airport and land use compatibility.

Find possible reference materials from WSDOT and the FAA below:

- WSDOT Aviation Division
Airport and Land Use Compatibility Program:
<http://www.wsdot.wa.gov/aviation/LandUseCompatibilityOverview.htm>
- FAA
Compatible Land Use:
http://www.faa.gov/airports/environmental/land_use/

Contact Us

To contact our permitting staff you may:

- Call us at (425) 388-3311
- Send us an email at AskPermitTech@snoco.org
- Submit a question online at www.snohomishcountywa.gov/AskPermitTech

Acronyms Used in this Bulletin

FAA	Federal Aviation Administration
CFR	Code of Federal Regulations
WSDOT	State Department of Transportation
SCC	Snohomish County Code
ACA	Airport Compatibility Area

Appendix — Instructions for using the FAA Notice Criteria Tool

Step 1: FAA Webpage

- Visit the website:
<https://oeaaa.faa.gov>
- On the left hand menu, click on
“Notice Criteria Tool”



Federal Aviation Administration

Obstruction Evaluation / Airport Airspace Analysis (OE/AAA)

In administering Title 14 of the Code of Federal Regulations (14 CFR) Part 77, the prime objectives of the FAA are to promote air safety and the efficient use of the navigable airspace.

Advisory Circular 70/7460-1K, Obstruction Marking and Lighting, describes the standards for marking and lighting structures such as buildings, chimneys, antenna towers, etc.

OE/AAA Filing Process

If your organization is planning to sponsor any construction or alterations which may affect navigable airspace, you must file a Notice of Proposed Construction or Alteration (if you are unable to file electronically please click [here](#)

CLICK HERE
If you have received a post card

If construction or alteration IS NOT LOCATED on an airport:
File forms 7460-1 and 7460-2 electronically via this website - [New User Registration](#).

E-filing your proposal is preferred because
- It's the fastest, most accurate method to submit to the FAA and immediately assigns an aeronautical study number to your case.
- It establishes an electronic communications link with FAA and allows you to obtain project status and notifications directly from this site.

or
If you are unable to file electronically please click [here](#)

Questions? Please contact the appropriate representative.

Who Needs to File

- Note the fields that will need to be completed before submitting the form.

Federal Aviation Administration

Notice Criteria Tool

Notice Criteria Tool - Desk Reference Guide V_2014.2.0

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference [CFR Title 14 Part 77.9](#).

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc...) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the [FAA Co-location Policy](#)
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the [Air Traffic Areas of Responsibility](#) map for Off Airport construction, or contact the [FAA Airports Region / District Office](#) for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

Latitude: Deg M S N

Longitude: Deg M S W

Horizontal Datum: NAD83

Site Elevation (SE): (nearest foot)

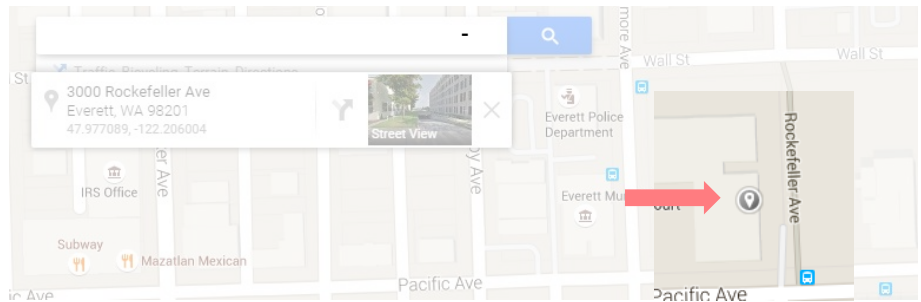
Structure Height (AGL): (nearest foot)

Traverseway: No Traverseway

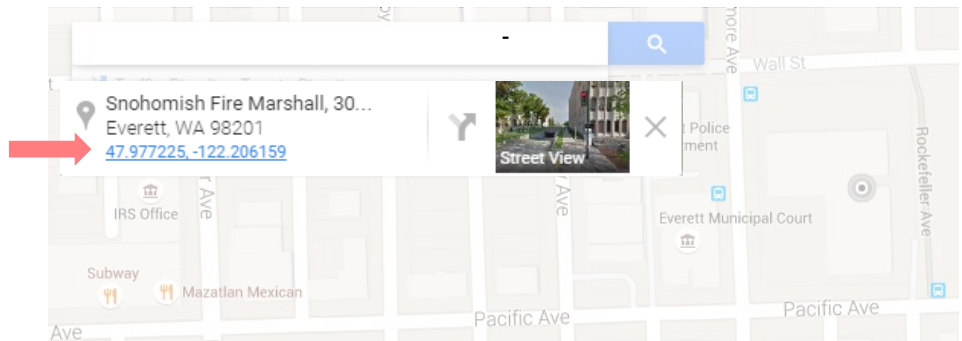
Is structure on airport: ☐ No ☐ Yes

Step 2: Latitude & Longitude

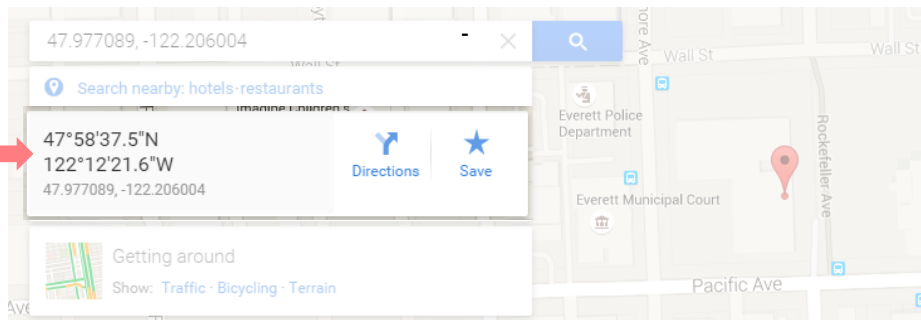
- In a new web browser window or tab, open the website: www.google.com/maps
- Zoom to the general area of the development site
- Click on the map in the exact location of the new structure
- Check to make sure a grey marker appeared where you clicked



- Click on the coordinates that appear in the box just below the search field



- Write down the two coordinates that appear in the correct geographic coordinate system (DMS)
- Example:
Longitude: 47, 58, 37.5 (N)
Latitude: 122, 12, 21.6 (W)



- Enter the coordinates into the Latitude and Longitude fields for the FAA Notice Criteria Tool

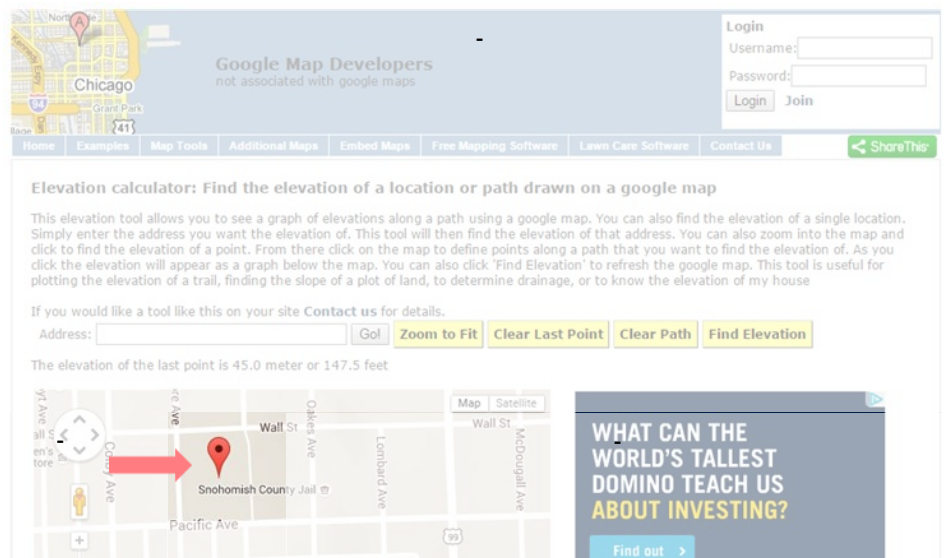
Latitude:	47	Deg	58	M	37.5	S	N ▼
Longitude:	122	Deg	12	M	21.6	S	W ▼
Horizontal Datum:	NAD83 ▼						
Site Elevation (SE):	<input type="text"/> (nearest foot)						
Structure Height (AGL):	<input type="text"/> (nearest foot)						
Traverseway:	No Traverseway ▼						
(Additional height is added to certain structures under 77.9(c))							
Is structure on airport:	<input type="radio"/> No <input type="radio"/> Yes						
<input type="button" value="Submit"/>							

Step 3: Elevation

- In a new web browser window or tab, open the website:
www.mapdevelopers.com
- On the navigation menu on the top of the page, hover over "Map Tools", then click on "Elevation Calculator"



- Zoom to the general area of the development site
- Click on the map in the exact location of the new structure
- Check to make sure a red marker appeared where you clicked



- Write down the elevation of the point in feet
- Example:
147.5 feet



- Enter the elevation into the Site Elevation field for the FAA Notice Criteria Tool
- Round to the nearest foot

Step 4: Other Fields

- Enter the height of your structure, above grade level
- Round to the nearest foot



Latitude:	47	Deg	55	M	37.5	S	N
Longitude:	122	Deg	12	M	21.6	S	W
Horizontal Datum:	NAD83						
Site Elevation (SE):	148 (nearest foot)						
Structure Height (AGL):	50 (nearest foot)						
Traverseway:	No Traverseway						
(Additional height is added to certain structures under 77.9(c))							
Is structure on airport:	<input checked="" type="radio"/> No <input type="radio"/> Yes						
Submit							

- If your proposal includes the construction of a new road, highway, railroad, or other form of traverseway, select the type from the list
- Otherwise, leave as "No Traverseway"



Latitude:	47	Deg	55	M	37.5	S	N
Longitude:	122	Deg	12	M	21.6	S	W
Horizontal Datum:	NAD83						
Site Elevation (SE):	148 (nearest foot)						
Structure Height (AGL):	50 (nearest foot)						
Traverseway:	<div> Private Road No Traverseway Interstate Highway Private Road Public Roadway Railroad Waterway </div>						
(Additional height is added to certain structures under 77.9(c))							
Is structure on airport:	<input checked="" type="radio"/> No <input type="radio"/> Yes						

- If your proposal is located on airport property, select "Yes."
- Otherwise, leave as "No"

(Note: Development on airport property that is included in the airport's official airport layout plan is exempt from the regulations in SCC 30.32E; however, FAA standards may still apply.)



Is structure on airport:	<input checked="" type="radio"/> No <input type="radio"/> Yes
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Step 5: Submit

- Once you have completed all the fields, press "Submit" to view your results
- Print/Save results and submit results to the county with your permit application

Latitude:	47	Deg	55	M	37.5	S	N
Longitude:	122	Deg	12	M	21.6	S	W
Horizontal Datum:	NAD83						
Site Elevation (SE):	148 (nearest foot)						
Structure Height (AGL):	50 (nearest foot)						
Traverseway:	No Traverseway						
(Additional height is added to certain structures under 77.9(c))							
Is structure on airport:	<input checked="" type="radio"/> No <input type="radio"/> Yes						
Submit							